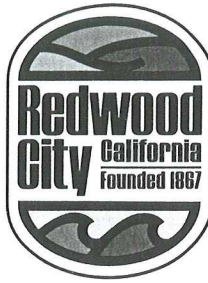


Exhibit 31

*Community Development Services
Engineering and Construction*



*1017 Middlefield Road
P.O. Box 391
Redwood City, CA 94064
Tel: (650) 780-7380
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July 11, 2006

Bohley Consulting
1875 So. Grant Street – Suite 550
San Mateo, CA 94402

RE: WESTPOINT MARINA & BOATYARD, PHASE 1

Dear Mr. Bohley:

We have reviewed the grading plans, BCDC path, utility plan, and the Stormwater Pollution Prevention plans. There are certain plans of the subject project that we are not going to review, which include the following:

- Sewer Design;
- Lighting Design;
- Joint Trench Design;
- Launching Ramp Structural Design;

In reviewing the 26-sheet set of construction drawings, cost estimate, storm drain calcs, we have found deficiencies as follows:

1. See comments labeled in red on the checkrints and cost estimate dated, June 14, 2006. Please return those checkprints.
2. On Sheet 1, show the Construction Traffic Access Route.
4. On plan, for the asphalt surfaces of the off-street parking areas, show a cross slope of 3.0%. *non @ 1% STD is 2%, park is 3%*
3. On Water Notes, show that all water line joints shall be restrained. Also, add City's joint restraint detail (copy attached) for corrosive protection of fittings.
5. On plan, show any proposed dirt slopes to be no flatter than 2%, and bioswale slope to be no flatter than 0.5%.
6. On plan, for the aggregate base material surface of the paths, show a cross slope of 2% with storm water flow toward the swale, or show flow away from slough or marina (except on top of the narrowest jetty).
7. On plan, show cubic yards of grading.

8. We recommend a minimum of 4" asphalt surfacing and 12" of Class 2 aggregate base material for base the pavement section. Base your design on a Traffic Index of 7.5 for the travel way and parking lot isle.
9. On Sheet 3, call out and outline Phase 1 area of improvements, and make clear the limits of work. Also, show an overall schematic layout of the utility systems.
10. Provide a supplemental report from the geotechnical engineer, commenting on the relation between slope stability and, (1) the proposed vehicle load on parking pavement with various top of slope setback distances, from 4' to 30', shown on plan, and (2) the proposed shower/restroom/laundry building on the slope (no setback) as shown on plan.
11. On plan, make clear where horizontal & vertical grading daylight, or conform is located, show a solid line for proposed contour, and in legend show distinguishing line symbols for existing and proposed contours.
12. On plan, show placement of vegetation for the bioswales shown (or reference a plan that does, i.e., Landscape & Irrigation Plans).
13. The proposed bioswale should also provide for an underdrain (see County-approved Detail).
14. Recalculate storm drain with conformance to City's Storm Drain Design Criteria. Also, see comments labeled in red on pipe sizing, calculations dated, June 14, 2006.
15. On plan, call out each detention basin shown, the type (i.e., dirt, grass, vegetated, or bio-) swales shown along the side of pavement, and each planter area shown that relates to the shown note on sheet 2 (or reference a plan that does.)
16. On plan, show detail of outfall flap gate and structure on the marina bank at station 33+82.45, 100' left.
17. On plan, show that the Hanson precast box base is installed on 8" of Class 2 aggregate base material.
18. On plan, show detail of how to plug end of storm drain pipe at station 36+87, 18' left.
19. On sheet 14:
- Show that there is enough slope (shown slope is 0.00%) on the 157' of 24" storm drain pipe to carry storm water at least 2 feet per second for design flow;
 - Explain how 442' of the 24" pipe is to be cleaned out from station 35+21.68, 416.41 right, to station 35+11, 25' left ?
 - At station 35+11, 25" left, redesign the alignment of storm drain pipes so that the maximum angle change from flow going into the drop inlet structure, to the flow going out, is 90 degrees or less;
 - At that same inlet structure, show that the proposed drop from invert of 6" inlet pipe to crown of 15" outlet pipe shall be no more than 1'-0", and

- e. Show the 12" water pipe under the pavement with less than 90° bends.
 - f. At station 36+69.59 show a fire hydrant (not a blow-off) off the travel way.
20. On plan, show 5' minimum distance between 12" water main and street-light line from station 34+80 to 36+69.59.
 21. On plan, make clear concrete curb & gutter type and width, and its location. City detail A-3, which has an 18" width, is listed on sheet 1 and called out on sheet 4; and City detail C-3, which has a 24" width or a 21" width is also listed on sheet 1, yet not called out on plan. Also, detail 6 on sheet 2 shows a 24" dimension for curb & gutter width; however, no curb and gutter detail is referenced on that detail 6.
 22. On plan, call out detail 2 on sheet 2 where flush curb occurs at path crosswalks and curb inlets (openings, e.g., at station 35+59.50).
 23. On plan, show curb and gutter at the low end of the pavement, from station 34+11 to 36+59.59.
 24. On sheet 3, call out the Emergency Ingres/Egress (designated for Phase 1); also, on sheet 4, show 25' radius pavement returns (for emergency vehicle turning at the intersection).
 25. On plan, show utility/sewer/drain line symbols as shown in the legend.
 26. On sheet 10, show 3' cover over 4" water line from station 10+78.12 to 11+24.
 27. On sheet 10, in the proximity of property line (station 10+80+), show an aboveground double-check backflow preventor/reduced pressure assembly for the 12" water line.
 28. On sheet 10 at station 21+21.48 delete the wye connection to the proposed 4' SSFM. Apparently that wye is for future pumped wastewater to be carried from the northwesterly development of the site; however, the initial plan for that area was to have a gravity sewer carry wastewater to a Phase 1 pump station.
 29. On sheet 10, show a new sewage flow meter and its access structure on the outgoing line, downstream from the last inlet of the force main line (Type and specifications to be determined).
 30. On plan, show City detail W-21 "Capping Active Line," and show 12" Butterfly Valves on the 12" water line; and add more valves (for fire protection service during future line repair and maintenance). Also, on sheet 1 reference that each fire hydrant having a service connection to the 12" water main shall be a CLOW #865 (not the shown CLOW #76).
 31. On sheet 10, show the complete sanitary sewer force main line. Also show a complete profile with the grade line above sewer. How is that very long length of SSFM pipe to be cleaned out? Also, reroute that line to clear (go around) the proposed detention basin.
 32. A designated Phase 3 building was proposed to have a gravity sewer run to a manhole at roughly station 13+40; however, on plan there is no such proposal. What happened?

33. On plan at stations 22+03.67 and 30+97.50, (a) show a cleanout and backflow prevention device on the sewer lateral from the designated building to the pressure manhole, and (b) a bolt-down cover on that manhole.
34. Submit a calc of the estimated gallons per day of wastewater generated from the future Westpoint Marina, and how the downstream facilities will handle the additional flow. Breakdown that calc for marina, boat yard, accessory and commercial uses.
35. On sheet 11, delete the 6-inch water line at station 17+58, which was designated for future fire hydrant.
36. On plan, show a post indicator valve between backflow prevention vault and Fire Department connection at each of the three proposed pier locations. Also, show an 8" fire line (not the shown 6") at those three piers.
37. What happened to the shower/restroom/laundry building that was initially designated at pier station 26+07.26?
38. On plan, show the end of utility stubs capped at proposed piers. Also, incorporate City detail W-21, "Capping Active Line," if applicable.
39. The owner is responsible for any PG&E easements they need for installation of primary electric line.
40. The designer of the launching ramp structure shall stamp and sign their plan (sheet 23).
41. On sheet 2, detail 10, show all stalls to be double striped (per item #14 of Use Permit 2005-8).
42. On sheet 15, show the marina access road connection to the Pacific Shores Center perimeter street to be "stop" sign controlled (per item #8 of Use Permit 2005-8).
43. On plan, make clear where a 6' tall fence exists or is proposed (per item #26 of Use Permit 2005-8).
44. On plan, show the water line and sewer easements.

Miscellaneous

45. Submit plat and legal description of water line and sewer easements, which are needed for access to and maintenance of public meters, water mains and service connections. The minimum width for the main water line shall be 15'. Water mains, water service connections, water meter, meter box, water meter on the BFP, BFP Vault, and fire hydrants shall be within the waterline easement area. Sewer easement area shall include wastewater flow meter, meter access structure and its ingress/egress route.
46. Owner shall grant deed waterline and sewer easements to City. Submit a current title report no more than 2 months old. Council action required prior to, or simultaneous with, a Construction Agreement with City.

47. Owner shall enter into a Construction Agreement with City for grading, drainage, public water lines and accessories, and public wastewater flow meter and accessories, only. If the developer is going to include landscaping as part of the subject Phase 1 improvements, then those plans and bonds for the work also need to be incorporated into the Construction Agreement, as well as the Construction Drawings for Westpoint Marina and Boat Yard, Phase 1.
48. As a courtesy, a set of construction drawings were sent to Planning Services for their review and comment. Any plan review comment from them to us will be sent forward to you.
49. Please provide a written response to each above item.
50. Provide a technical memorandum summarizing the results of the data shown on the graph and tables for the east and west detention basins. Also, provide a volume calc of the two (2) basins shown on plan up to their designed maximum water surface elevation.
51. Provide a technical memorandum summarizing the relationship between: (1) flow in drain pipes upstream of detention basin and the detention basin, (2) flow rates of the basin drain pipes, the hydrodynamic separator, and the outfall, and (3) proposed ground slopes of bioswales and basins shown on plan and the design (ground) flow velocity.
52. Fill out, complete, and return, the attached NPDES Checklist.
53. Obtain clearance from County's Mosquito Abatement District.
54. Owner shall enter into a Stormwater Treatment Measures Maintenance Agreement with City. See the attached sample form of the O&M Agreement.
55. Please sign and return the attached STOPPP Certification.

Very truly yours,



JON K. LYNCH, P.E.
City Engineer

JKL/DF:ss

c: Chu Chang, P.E., Manager, Engineering and Construction
Jill Ekas, Senior Planner
Jamie Lee, Fire Department
Mark Sanders, Developer
Dave Fitzgerald, P.E., Assistant Civil Engineer

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